

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, Willie Jackson, III, do hereby certify that the above described property is the same as shown on the plat as conveyed in Volume 4571, Page 063 of the Official Records of Brazos County, Texas, and designated herein as Lot 10 and Lot 2R, Block 215, Bryan Original Townsite, and whose names are subscribed hereto, hereby dedicate to the public forever all streets, alleys, parks, water courses, water easements and public places therein shown for the purpose and consideration therein expressed.

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____

Whose name is to the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein stated.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676 in the State of Texas, hereby state that this plat is true and correct, and was prepared from an actual survey of the property and that property owners and all interests were placed under my supervision on the ground.

Preliminary For Public Agency Review.

Gregory K. Taggart
R.P.L.S. No. 5676

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Linda Huff, P.E., City Engineer
City of Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

_____, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances.

Planning Administrator
City of Bryan, Texas

APPROVAL OF THE CITY PLANNING & ZONING COMMISSION

_____, Chairman of the Planning Commission of the City of Bryan, State of Texas, hereby certify that the proposed plat was duly and lawfully approved with the Planning & Zoning Commission of the City of Bryan on this day of _____, 2006, and same was duly approved on the same day of _____, 2006, by said Commission.

Chairman, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

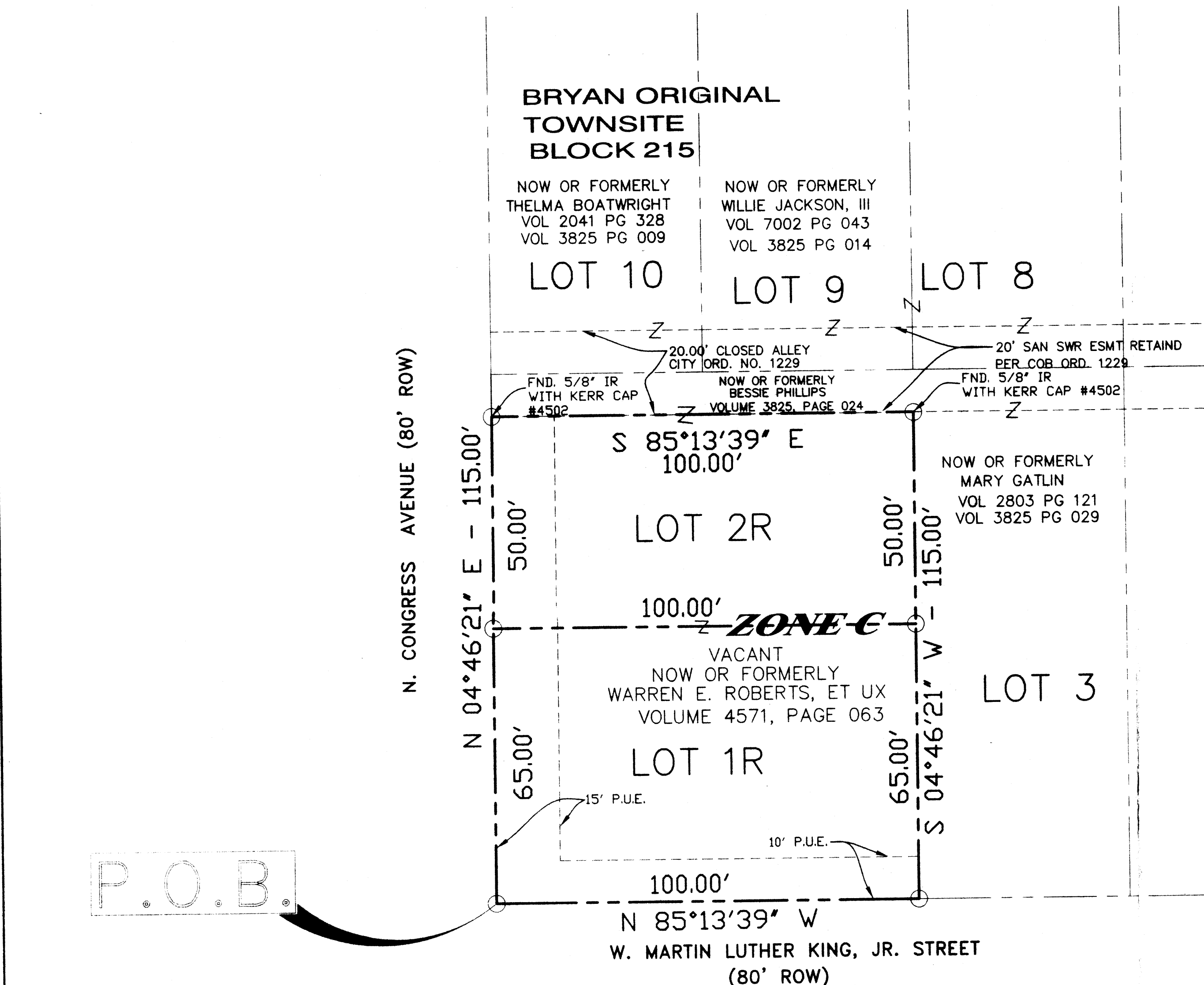
STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with the certificate of the Surveyor, was duly and lawfully approved on this day of _____, 2006, in the County Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

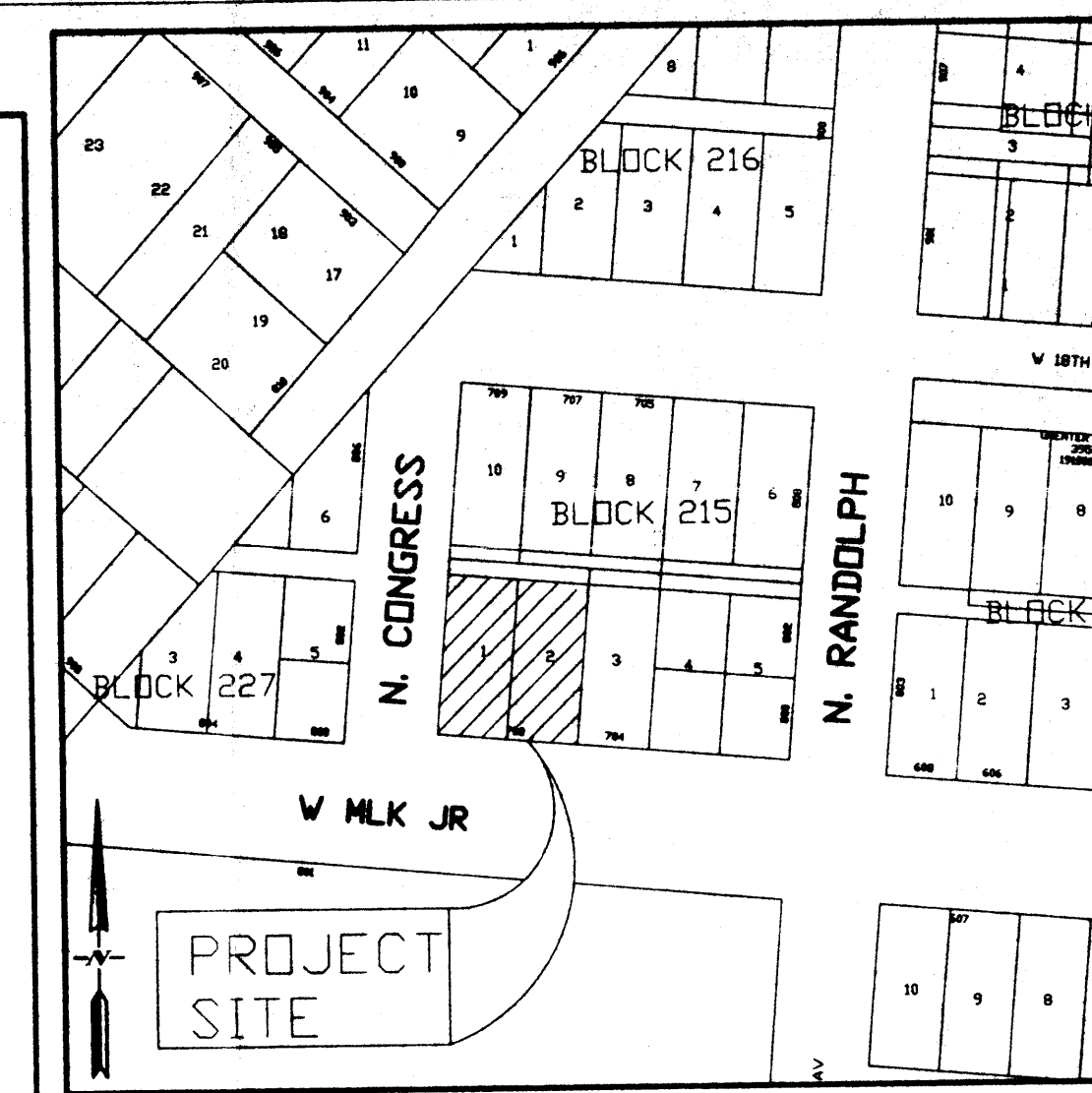
METES AND BOUNDS DESCRIPTION OF A 0.26 ACRE TRACT
BLOCK 215, BRYAN ORIGINAL TOWNSITE
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 0.26 acre tract or parcel of land lying and being situated in the Stephen F. Austin League No. 9, A-62, Bryan, Brazos County, Texas and being all of Lot 1 and Lot 2, Block 215, Bryan Original Townsite, as described by the plat recorded in VOLUME H, PAGE 721 of the Deed Records of Brazos County, Texas, and being that same tract conveyed to C.E. Homes as described by deed recorded in VOLUME 4571, PAGE 63 of the Official Records of Brazos County, Texas, said 0.26 acre tract being more particularly described as follows:
BEGINNING: at a capped 1/2" iron rod (Stamped Taggart RPLS 5676) set marking the southwest corner of Block 215, and being the intersection of the north right-of-way line of West Martin Luther King, Jr., Street and the east right-of-way line of North Congress Avenue;
THENCE N 04° 46' 21" E - 115.00 feet with the west line of Block 215 and the said North Congress right-of-way line to a 5/8" iron rod (Stamped Kerr # 4502) found for corner in the south line of a now-closed 20' wide alley;
THENCE S 85° 13' 39" E - 100.00 feet with the south line to a 5/8" iron rod (Stamped Kerr # 4502) found for the northeast corner of said Lot 2, and the northwest corner of Lot 3, Block 215;
THENCE S 04° 46' 21" W - 115.00 feet with the west line of said Lot 3 to a capped 1/2" iron rod (Stamped Taggart RPLS 5676) set for corner in said West Martin Luther King, Jr., Street right-of-way line;
THENCE N 85° 13' 39" W - 100.00 feet with said right-of-way line to the PLACE OF BEGINNING and containing 0.26 acres of land.



GENERAL NOTES:

- THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BE FEMA FIRM COMMUNITY PANEL NO. 48041C0133 C, JULY 2, 1992
- BASIS OF BEARING: NORTH LINE OF CLOSED ALLEY CALLED N 85°13'39" W IN CITY ORD. 1229 AND MONUMENTED ON THE GROUND.
- ALL PROPERTY CORNERS, P.T.'S AND ANGLE POINTS ARE MONUMENTS WITH SET PLASTIC CAPPED 1/2" IRON RODS MARKED TAGGART RPLS 5676 EXCEPT AS OTHERWISE NOTED.



2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
PH: (979) 893-4359 EMAIL: mdg@mdgtx.com
FX: (979) 893-4243

MDG
MUNICIPAL DEVELOPMENT GROUP
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

THIS DRAWING IS THE PROPERTY OF MUNICIPAL DEVELOPMENT GROUP AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNICIPAL DEVELOPMENT GROUP.
THIS DRAWING IS COPYRIGHTED AS OF PROJECT DATE.

REV.	DATE	BY	COMMENT
1	7/19/06	GE	CITY OF BRYAN COMMENT NO. 1
2	6/16/06	GE	INITIAL SUBMISSION

SCALE AS NOTED
PROJECT DATE: JUNE 14, 2006
DRAWN BY: GE
BOOK:
CHECKED BY: G.K.T. PAGE:

PREPARED FOR:
C/O OZELL ROBERTS
1700 W. MLK JR. DR.
BRYAN, TX 77803

REPLAT
OF
LOT 1 AND LOT 2
TO CREATE
LOT 1R AND LOT 2R
BLOCK 215
BRYAN ORIGINAL TOWNSITE
VOLUME H PAGE 721
STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62
BRYAN, BRAZOS COUNTY, TEXAS

Receiv

JUL 19 2006
Development & Engineering
Services

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
001029-3895

SHEET NO. 1